



## **Lower House**

**9 Church Street, Callington, Cornwall, PL17 7AN**

**Guide Price - £525,000 Freehold**



### **Property**

Deceptively large Georgian period Town House. The property has a fascinating history established well before 1722 and possibly dating back as far as the 17<sup>th</sup> Century. This is a wonderful period example of a large five bedroom, all with ensuites, town property. Adjoining the property is a converted two storey former coach house with gas central heating, plumbing and electricity. The versatile property offers a wide variety of alternative uses to suite the next purchasers and has been well-maintained and renovated throughout.

### **Location**

The town of Callington is surrounded by beautiful countryside within the heart of South East Cornwall and is a short distance from the Tamar Valley, Bodmin Moor and Dartmoor. Callington has many amenities to offer such as a selection of individual and nationally owned shops, primary and secondary schooling, doctors, dentists, bank, sport clubs and churches. The towns of Liskeard, Launceston, Tavistock and Saltash are all within approximately 10 miles, whilst the city of Plymouth is approximately 15 miles to the south and is the major retail centre for the area together with cross channel ferry service and intercity rail link.

### **Accommodation**

#### **Ground Floor – Town House**

##### **Entrance Vestibule – 2.89m x 0.85m**

An original timber entrance door with single glazed window over, 19<sup>th</sup> Century Minton tiled flooring, ornate timber entrance door with leaded glass window and surround leads into:

##### **Entrance Hall – 3.57m x 1.50m**

Continuation of 19<sup>th</sup> Century Minton tiled flooring, radiator, archway, staircase rising to the first floor with under stairs storage cupboard, electric consumer unit, door to rear porch.

##### **Inner Hall – 3.85m x 3.05**

##### **Study/Office – 4.85m x 2.99m**

Original leaded patio doors leading out to the rear garden, built-in cupboard and bookcase, coving, radiator.

##### **Sitting Room – 5.15m x 4.50m**

Multi paned window to the front with built-in shutters, open fireplace with tiled hearth and Georgian style timer surround with built-in bookcases to either side, period coving, dado rail, radiator.

##### **Dining Room – 4.75m x 4.62m**

Large Bay window to the front with multi paned single glazed windows, open fireplace with brick surround and hearth, built-in 19<sup>th</sup> Century safe and glass cabinet, period coving, dado rail, radiator.

##### **Rear Porch**

Half glazed door leads to the rear garden, multi paned window, site of electric meter, built-in shelving.

##### **Boot Room (former dairy)**

Space for boot and coat storage, built-in shelving, flagstone slate flooring, location of hot water cylinder.

##### **W.C – 2.45m x 0.94m**

Fitted with w.c. and pedestal wash hand basin, extractor

##### **Kitchen/Breakfast Room – 6.36m x 4.02m**

Farmhouse style kitchen with large multi paned windows overlooking the rear garden, obscured glass window to the side, original flagstone slate flooring, built-in shelving. Fitted with a range of wall and base units with work surfaces and inset stainless steel sink unit, large multi-fuel range cooker with seven ring hob and tiled splashback, space for stove with timber mantle and surround, space and plumbing for dishwasher and under counter fridge, radiator, extractor fan, recessed and directional spotlights, door to:

##### **Utility Room – 2.29m x 1.74m**

Part of the adjoining Coach House, timber door leads to the rear garden, window, wall mounted gas boiler, work surface with space and plumbing below for washing machine and tumble dryer, Belfast sink with taps, further worktop with storage cupboard over, further hot water cylinder, strip lighting, access to roof space and door to the Coach House.

#### **First Floor – Town House**

##### **Landing – 3.09m x 1.36m**

Split level landing with feature archway, feature leaded glass window to the rear, two storage cupboards.

##### **Bedroom – 4.59m x 4.73**

Two large feature arched 20<sup>th</sup> Century multi paned windows overlooking the garden, built-in storage cupboard, radiator.

##### **Ensuite – 1.78m x 1.59m**

White suite comprising bath with mixer shower over and screen, pedestal wash hand basin, w.c., bidet, towel rail, UPVC double glazed obscure window to the side.



**Bedroom – 2.54m x 2.06m**

Window to the rear, storage recess, radiator, door to:

**Ensuite – 1.33m x 1.29m**

Fitted with white suite comprising shower enclosure, w.c., pedestal wash hand basin, electric towel rail, shaver point, skylight and extractor fan.

**Bedroom – 4.64m x 4.50m**

Multi paned window to the front, radiator, door to:

**Ensuite – 2.78m x 1.74m**

Fitted with white suite comprising shower enclosure, w.c., pedestal wash hand basin with mirror, light, shaver point and demister above, towel rail, extractor fan.

**Bedroom – 3.09m x 2.55m**

Multi paned window to the front, radiator, door to:

**Ensuite – 1.80m x 1.51m**

Fitted with shower enclosure, w.c., pedestal wash hand basin, towel rail, wall light, shaver point and extractor fan.

**Bedroom – 4.39m x 4.07m**

Multi paned window to the front, radiator, wash hand basin with tiled splashback, door to:

**Ensuite – 3.10m x 1.87m**

Steps lead down to the bathroom which is fitted with bath with shower over and screen, w.c., wash hand basin with mirror, light, shaver point and demister above, radiator, extractor fan, storage recess and access to roof space.

**Ground Floor – Coach House**

Currently used and designed as a purpose built converted Art Teaching Studio.

**Hallway – 4.90m x 2.19m**

**Office/Studio – 6.17m x 5.14m**

Generously proportioned room that could be utilised for a variety of different uses. Two multi paned windows face into the garden, painted timber flooring, central work surface, directional track lighting, exposed stone feature wall, radiator, door to:

**Utility Room – 4.30m x 2.81m**

**Rear Gallery – 6.80m x 3.35m**

Exposed stone and painted stone feature walls, three skylights, Belfast sink, workbench, directional spotlights, PV array rectifier, radiator, staircase rises to the first floor. Door to:

**Cloakroom/w.c. – 2.14m x 1.52m**

Fitted with disabled rail, radiator.

**Garage – 5.18m x 3.31m**

Original cobble stone floor with access through twin opening timber doors, strip lighting, workbench, built-in storage cupboard.

**Dark Room – 2.26m x 1.79m**

Purpose built for photography film development with power and specialist lighting, base units with work surfaces over and inset stainless steel sink unit.

**First Floor – Coach House**


**Studio – 9.28m x 5.08m**

A wonderful open plan workspace with high vaulted ceiling, triple aspect with windows to each side and front, in addition to four skylights. An ideal workspace with multiple workstations, workbench to one side with two large Belfast sinks, directional spotlights, solid timber floor, stable door.

**Outside**

The property is accessed via steps from the pavement running alongside Church Street. There is further access at the side of the property via Compton Road with off street parking for a couple of cars. At the rear of the property there is a stunning enclosed private garden, expertly manicured, laid to lawn with established flower bed borders which are well stocked.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Services

Mains gas, electric, water and drainage. There is also a 4kw solar array with inverter which benefits from a generous feed-in tariff (currently 71p per kWh), approximately £2500 per annum. There is also an additional 4 Panel hot water Solar thermal arrangement.

### Council Tax Band

Cornwall – Band B

### Directions

What3Words: ///cargo.contoured.emerge

### Viewings

Strictly by appointment. Tel: 01822 665040 or 07887 893217

Email: [steve@steve-england.co.uk](mailto:steve@steve-england.co.uk)

Little Orchard, North Road, Yelverton, Devon, PL20 6EE

### **IMPORTANT NOTICE/CONSUMER PROTECTION REGULATIONS**

While we endeavour to provide accurate and reliable sales details, they are intended as a general guide only. If there is any point of particular importance to you, please make prior contact with our office, especially if you contemplate travelling some distance to view the property. The agent has not tested any apparatus, equipment fittings or services and so cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or a surveyor. Photographs produced with wide angle lens, unless stated. All measurements are approximate and calculated between the major prevailing and opposing wall/skirt board surfaces, subject to bays, alcoves, projections, etc. as quoted. In the case of an irregular size room an average measurement may be quoted.

